



台糖公司

高雄市亞洲新灣區 土地招租資訊

Taiwan Sugar Corporation

Asia's New Bay Area in Kaohsiung Land Introduction



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特貿 7C、7D、7E
Specific Trade Zone (VII C, VII D, VII E)



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台糖高雄物流園區二期
*The second stage of Taisugar Logistics Park
Kaohsiung*

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一、 簡介

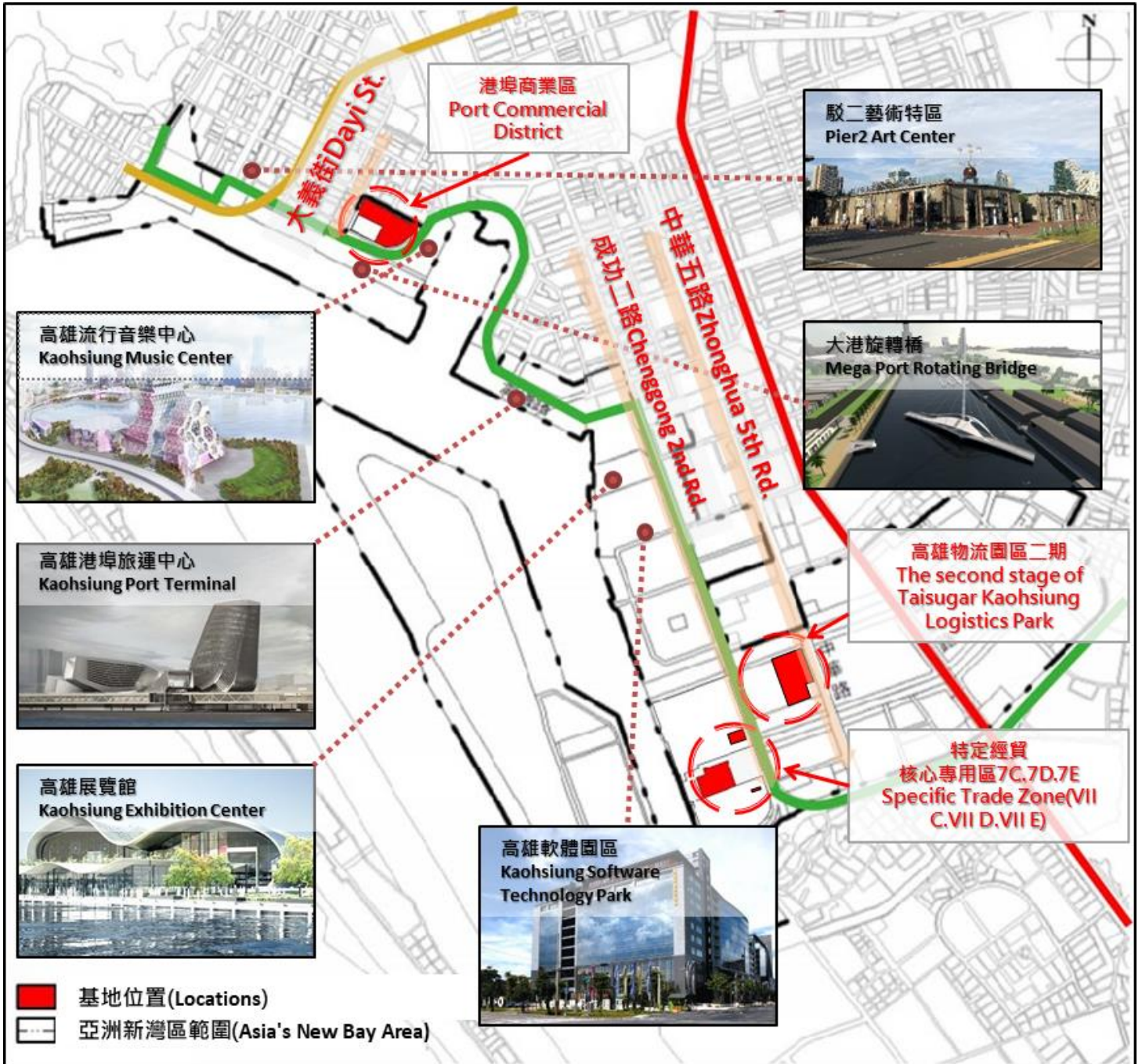
台糖公司在臺灣是一家老字號的國營企業。隨著時代演進，身為國營企業的台糖，除肩負配合國家政策，照顧民生需求的基本企業責任外，亦全方位利用台糖研發、資源等優勢，推動環境循環再利用及有溫度的社會關懷。

而台糖公司位於亞洲新灣區欲招商土地有特定經貿核心專用區(7C. 7D. 7E)、港埠商業區、高雄物流園區二期等多塊土地。

一、 Profile

Taiwan Sugar Corporation is a state-owned enterprise in Taiwan. With the evolution of the contemporary era, as a state-owned enterprise, in addition to shouldering the basic corporate responsibility of cooperating with national policies and taking care of people's livelihood, Taiwan Sugar Corporation also makes full use of R & D, resources and other advantages to promote environmental recycling and social care.

In Asia's New Bay Area ,several lands owned by Taiwan Sugar Corporation are ready for lease,inclusing Specific Trade Zone (VII C, VII D,VII E), the Port Commercial District and the second stage of Taisugar Logistics Park Kaohsiung(TLP).



圖一 台糖公司亞灣區土地及重大建設示意圖

Figure 1. Taisugar corporation Asia's New Bay Area's lands and infrastructure

二、 開發用地說明 Description of the land development

(一). 特貿 7C、7D、7E Specific Trade Zone (VII C, VII D,VII E)

1. 位置與優勢

特定經貿核心專用區 7 位於成功二路西側，特貿 7C 為 90 期市地重劃區，目前尚於重劃施工階段，預計 110 年 2 月辦理土地點交，台糖公司預計可分回土地 0.37 公頃；特貿 7D 為第 83 期市地重劃區，高市府業於 108 年 7 月 1 日辦理土地點交，台糖公司分配土地 2.65 公頃。特貿 7E 為第 79 期市地重劃區，已於 108 年 4 月 29 日完成土地點交，台糖公司分配土地 0.1 公頃。

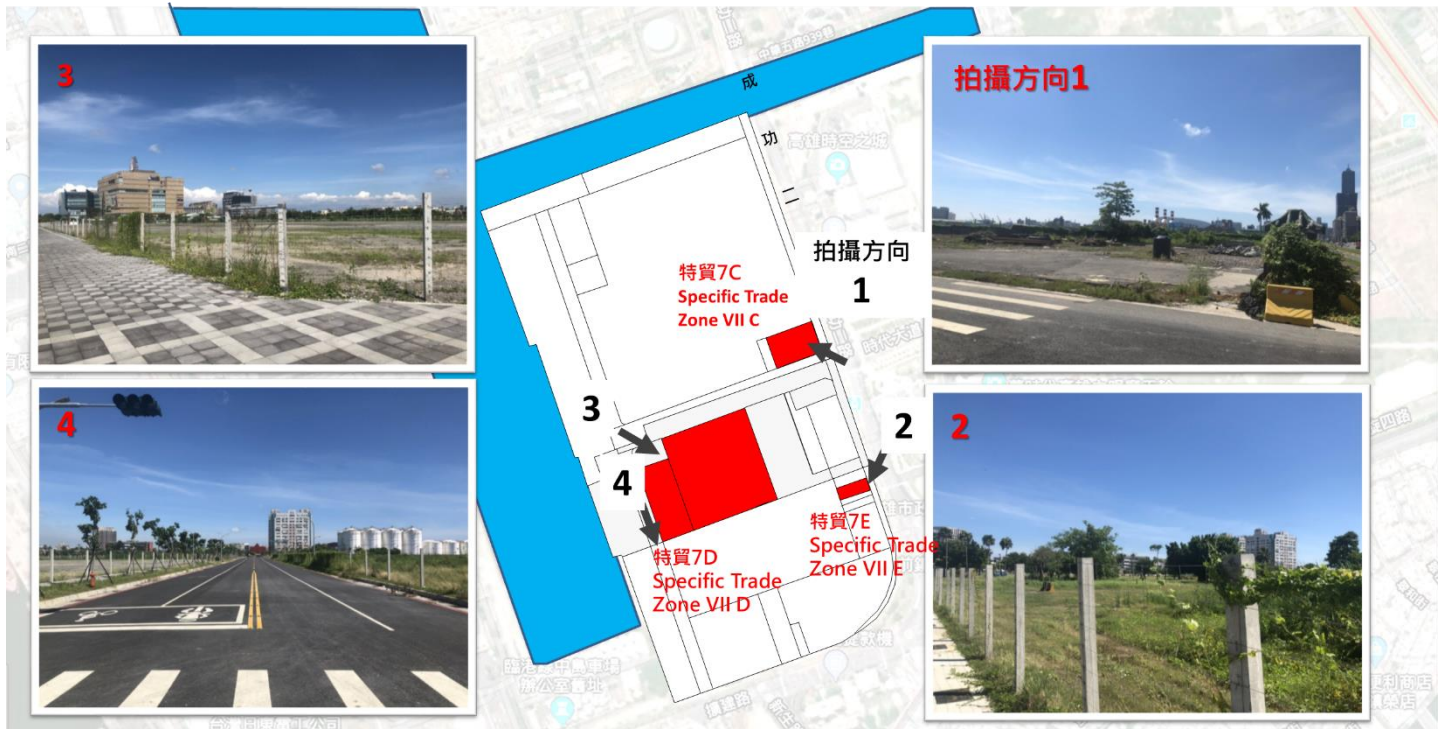
該區鄰近環狀輕軌夢時代站，且開闢 40 米綠園道，交通十分便利，周邊有夢時代、好市多、家樂福商圈，生活機能充足，可規劃作為觀光旅館、水岸遊憩設施、體育場館等。

1. Location and strengths

The Specific Trade Zone VII locates on the west side of Chenggong 2nd Rd .The Specific Trade Zone VII C is 90th replotting Zone of Kaohsiung City which is under land replotting construction ,and it's expected to finish in February,2021. It covers an area of 0.37 hectares.

The Specific Trade Zone VII D was 83th replotting Zone of Kaohsiung City,and Taiwan Sugar Corporation had reclaimed it in July 1,2019 after the land replotting was finished. It covers an area of 2.65 hectares.

The Specific Trade Zone VII E was 79th replotting Zone of Kaohsiung City,and Taiwan Sugar Corporation had reclaimed it in April 29,2019 after the land replotting was finished,and it covers an area of 0.1 hectare .Close to the light rail transit (Dream Mall station) and 40meters road ,the transpatation here is convenient.Besides,there are Dream Mall,Costco and Carrefour nearby with sufficient living requirement, and the lands can be planned as a tourist hotel, waterfront facility, stadium , etc.



圖二特貿 7C、7D、7E 現況使用圖

Figure 2. Current use of the specific Trade Zone (VII C, VII D, VII E)

2. 基本資料與開發方式 Information & Development model

(1) 基本資料 Information

表一特貿 7C、7D、7E 基本資料表

Table 1. Information of the Specific Trade Zone (VII C, VII D, VII E)

基地面積 Area	使用分區 Zoning	土管規定 Land use control	允許業別 Permitted industries
特貿 7C: 0.37 公頃 Specific Trade Zone VII C: 0.37hectare	第七種特定 經貿核心專 用區 The Specific Trade Zone VII	建蔽率 60%、 容積率 490% Building coverage ratio: 60%, Floor area ratio: 490%	批發、國際貿易、觀光旅館、水 岸遊憩設施、體育場館等 Wholesale, international trade, tourist hotels, waterfront facilities, stadium, etc.
特貿 7D: 2.65 公頃 Specific Trade Zone VII D: 2.65hectare			
特貿 7E: 0.1 公頃 Specific Trade Zone VII E: 0.1hectare			

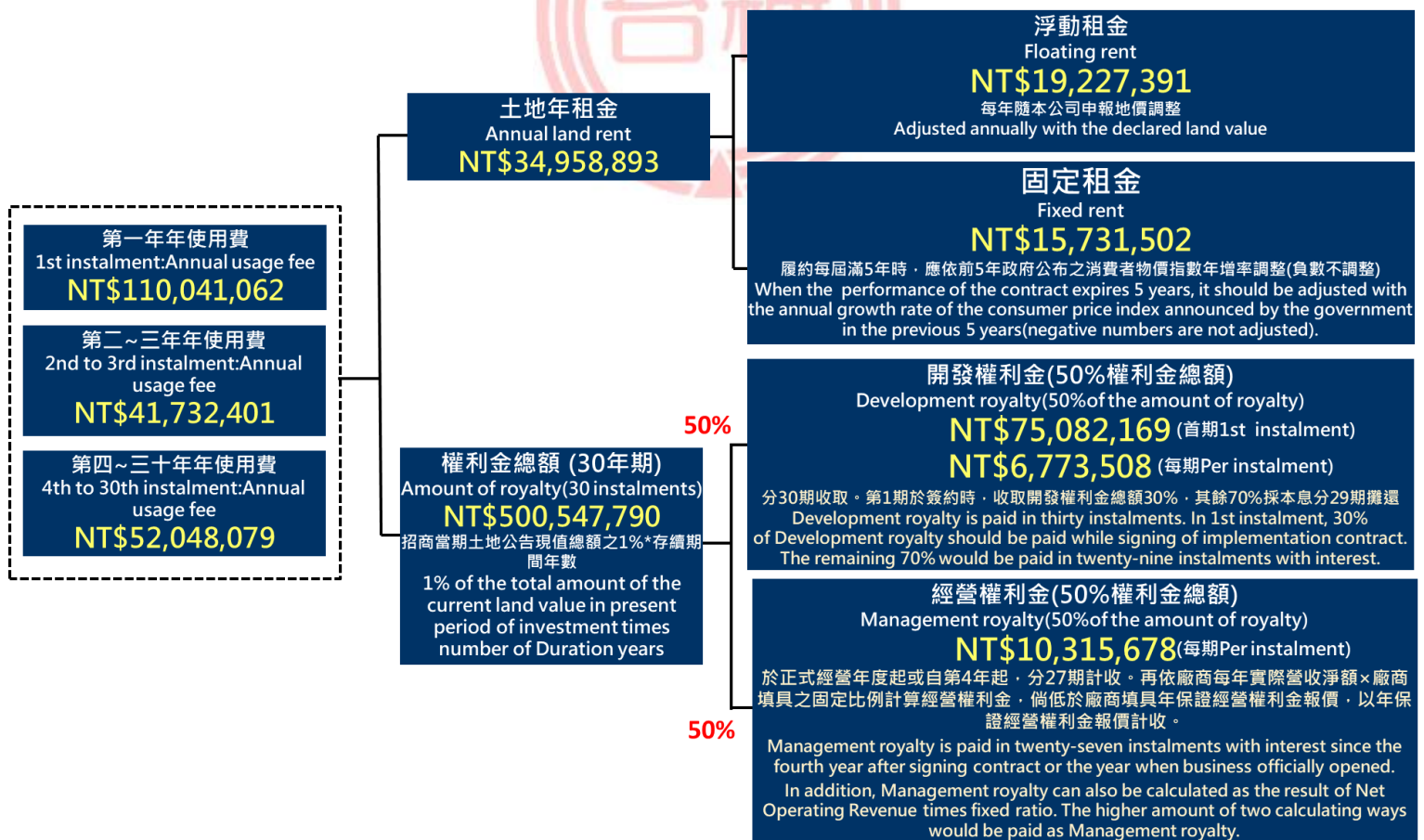
(2) 開發方式 Development model

A. 方式 Model

- I. 特貿 7D: 規劃採土地出租設定地上權包底抽成
The Specific Trade Zone VII D: Planning to set up superficies on land with guaranteed return
- II. 特貿 7E: 設定地上權標租
The Specific Trade Zone VII E: Planning to set up superficies on land.

B. 每年土地使用費(未稅)初估 Annual usage fee estimated of the land (none included tax)

- I. 特貿 7D The Specific Trade Zone VII D
(下圖依 109 年 1 月申報地價 13200 元/平方公尺、公告現值 63,000 元/平方公尺為例，實際金額以招商當期為準。)
(The picture below is based on the declared land value 13,200 NTD/m² and the current land value 63,000 NTD/m² on 2020/1. The actual fee is based on the declared land value and the current land value in present period of investment.)

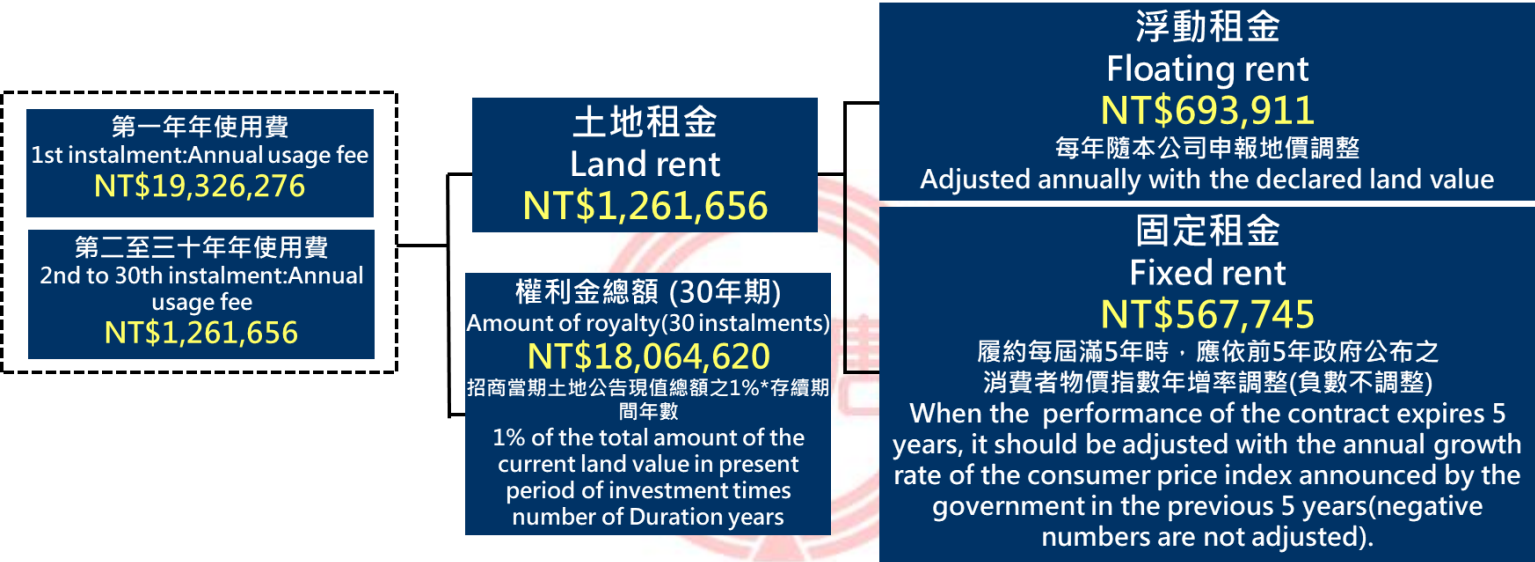


- 地上權設定年數 30 年，最多可續約 70 年。
Superficies setting years are set for 30 years, and the years could be set up to 70 years by extending contract.

II. 特貿 7E The Specific Trade Zone VII E

(下圖依 109 年 1 月申報地價 13200 元/平方公尺、公告現值 63,000 元/平方公尺為例，實際金額以招商當期為準。)

(The picture below is based on the declared land value 13,200 NTD/m² and the current land value 63,000 NTD/m² on 2020/1. The actual fee is based on the declared land value and the current land value in present period of investment.)



- 地上權設定年數 30 年，設定年數至少 5 年，最多 70 年。
Superficies setting years are set for 30 years, and the superficies setting years are set for a minimum of 5 years and a maximum of 70 years.

C. 投資聯絡窗口 Contact Information

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聯絡人: 何岡霖

Contact person: HE KANG-LIN

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(二). 港埠商業區 Port Commercial District

1. 位置與優勢

港埠商業區位於大義街東側，現況使用共分為三處，倉庫區為駁二大義倉庫區，土地面積約 1.33 公頃，目前由高雄市政府代管維護，引進文創產業及藝術團體進駐，期間 101 年 9 月 1 日起至 111 年 8 月 31 日止計 10 年；綠地及停車場面積約 4.32 公頃，亦暫由高雄市政府代管維護提供公眾使用及作為駁二藝術特區辦理演唱會等大型活動場地，代管期間自 107 年 4 月 1 日至 110 年 3 月 31 日止。該區鄰近輕軌駁二大義站，位處駁二藝術特區內，鄰近重大建設高雄港埠旅運中心、流行音樂中心，交通十分便利且能吸引旅客駐足，可規劃做為國際商旅、複合式商場、商辦大樓等高強度商業，本次招商範圍為綠地及停車場部分。

1. Location and strengths

The Port Commercial District locates on the east side of Dayi Street ,and it consists of three places,including Warehouses,Parking Lot and Green Land. Warehouses covering an area of 1.33 hectare are now managed and maintained by the Kaohsiung City Government until August 31,2022,attracting the Cultural and Creative Industries and Art Groups to set up business base.Parking Lot and Green Land covering an area of 4.32 hectares are also managed and maintained by the Kaohsiung City Government until March 31,2021,providing for public use or to hold big events. The Port Commercial District locates on the area of The Pier2 Art Center,and it's near the light rail transit(Dayi Pier-2), Kaohsiung Port Terminal and Kaohsiung Music Center,attracting people to hang out here because of the convenient transportation and infrastructure. Can be planned as a high-intensity business for international business hotel, compound shopping malls, commercial buildings, etc. This time we introduce Parking Lot and Green Land to potential investors.



圖三港埠商業區現況使用圖

Figure 3. Current use of the Port Commercial District

2. 基本資料與開發方式 Information & Development model

(1) 基本資料 Information

表二港埠商業區基本資料表

Table 2. Information of the Port Commercial District

基地面積 Area	使用分區 Zoning	土管規定 Land use control	允許業別 Permitted industries
1.33 公頃 (倉庫區) 1.33hectare (Warehouses)	港埠商業區 區 Port Commercial District	建蔽率 50%、 容積率 1000% Building coverage ratio:50%, Floor area ratio:1000%	國際商旅、複合式商場、商辦大樓等高強度商業 International Business hotel, Compound shopping malls, Commercial buildings, etc.
4.32 公頃 (綠地及停車場) 4.32hectare (Green Land and Parking Lot)			

(2) 開發方式 Development model

A. 方式 Model

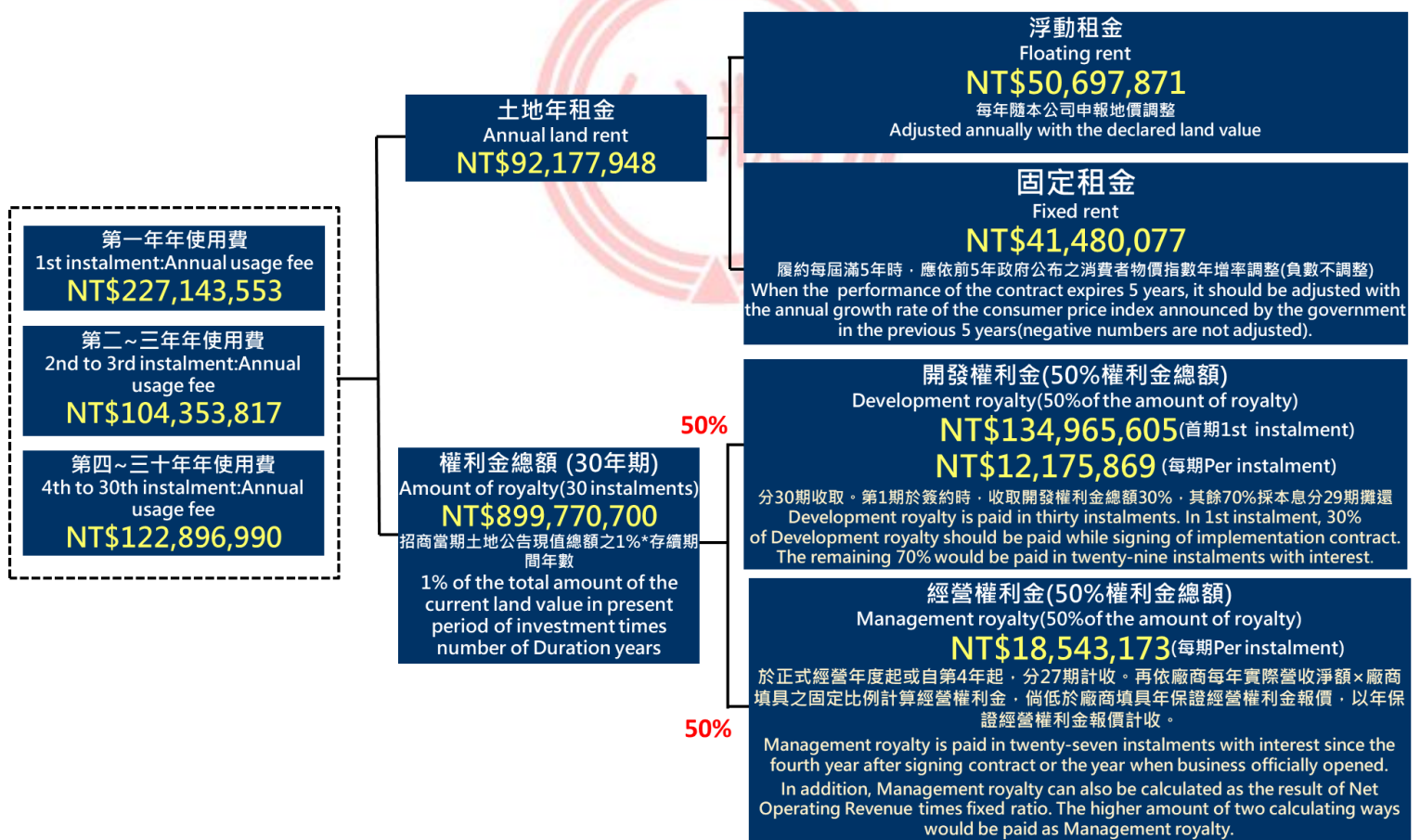
規劃採土地出租設定地上權包底抽成

Planning to set up superficies on land with guaranteed return

B. 每年土地使用費(未稅)初估 Annual usage fee estimated of the land (none included tax)

(下圖依 109 年 1 月申報地價 21,360 元/平方公尺、公告現值 69,500 元/平方公尺為例，實際金額以招商當期為準。)

(The picture below is based on the declared land value 21,360 NTD/m² and the current land value 69,500 NTD/m² on 2020/1. The actual fee is based on the declared land value and the current land value in present period of investment.)



- 地上權設定年數 30 年，最多可續約 70 年。
Superficies setting years are set for 30 years, and the

years could be set up to 70 years by extending contract.

C. 投資聯絡窗口 Contact Information

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Telephone: 07-6119299#323

聯絡人: 何岡霖

Contact person: HE KANG-LIN

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(三). 台糖高雄物流園區二期 The second stage of Taisugar Logistics Park Kaohsiung(TLP)

1. 位置與優勢

「台糖高雄物流園區」於 90 年 4 月 1 日設立，座落於加工出口區內（亦屬高雄多功能經貿園區內），園區總面積為 8.13 公頃，其中約 4.61 公頃已開發成為多功能、多元化之綜合型物流園區。另規劃 3.52 公頃土地提供與倉儲業者合作共同開發。本基地臨中華五路，周邊有夢時代、好市多、家樂福商圈，且坐擁高雄機場與高雄港的雙港優勢，交通網絡連結全球市場，可供國內外業者設立辦公據點，提供物流服務與產品展示場地。

1. Location and strengths

Taisugar Logistics Park Kaohsiung (TLP)" was set up on April 1, 2001. TLP is located in the export processing zone (also in the Kaohsiung Multifunctional Commerce and Trade Park). The total land area of TLP is 8.13 hectares, and 4.61 hectares of the total land area have been developed to become a multifunctional and diversified comprehensive-logistic park. In addition, we are planning to provide 3.52 hectares land for joint development with the business-related companies. The base is on Zhonghua 5th Rd, and surrounded by Dream Mall, Costco and Carrefour business districts. Its position is nearby the "double port" (Kaohsiung Airport & Kaohsiung Port) that helps it can link to the world market conveniently. So, the land is very suitable for foreign business partners to establish base in Taiwan (cooperative development of lands), to set offices in Taiwan, exhibition venues for imported foreign products, and logistics services in Taiwan.



圖四台糖高雄物流園區二期現況使用圖

Figure 4. Current use of The second stage of Taisugar Logistics Park Kaohsiung(TLP)

2. 基本資料與開發方式 Information & Development model

(1) 基本資料 Information

表三高雄物流園區二期基本資料表

Table 3. Information of the second stage of Taisugar Logistics Park Kaohsiung(TLP)

基地面積 Area	使用分區 Zoning	土管規定 Land use control	允許業別 Permitted industries
3.52 公頃 3.52 hectares	第二種特定倉儲轉運專用區 The second warehousing special district.	建蔽率 60%、 容積率 490% Building coverage ratio : 60% Floor area ratio : 490%	倉儲、物流加工、運輸、批發、 國際貿易、工商展覽等 Warehousing, Logistics processing, Transportation, wholesale, International trade, Industrial and commercial exhibition, etc.

(2) 開發方式 Development model

A. 方式 Model

規劃採設定地上權標租或由民間提出合作開發方式，並向加工區管理處提投資計畫，申請入區許可。

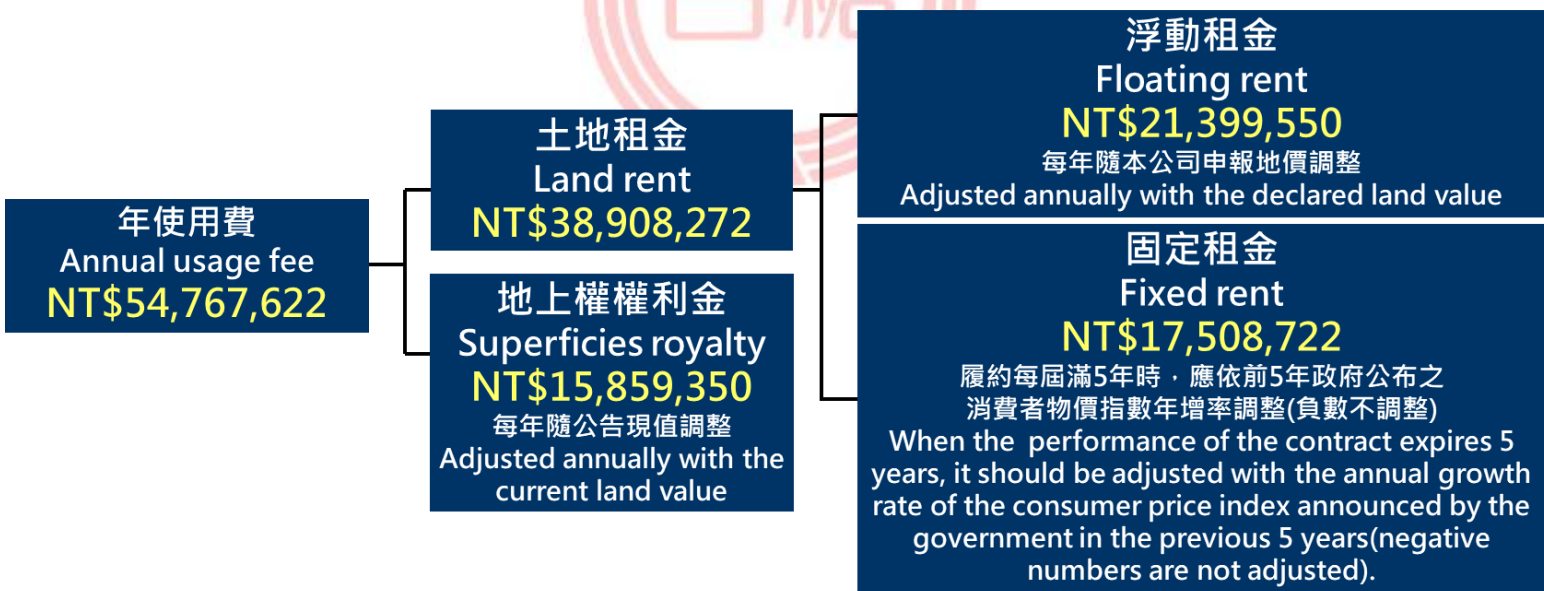
Planning to set up superficies to lease by tender or cooperate with industries to develop. It's necessary to propose investment plan to MOEA (Export Processing Zone Administration).

B. 每年土地使用費(未稅)初估

Annual usage fee estimated of the land (none included tax)

(下圖依 109 年 1 月申報地價 11,040 元/平方公尺、公告現值 45,000 元/平方公尺為例，實際金額以招商當期為準。)

(The picture below is based on the declared land value 11,040 NTD/m² and the current land value 45,000 NTD/m² on 2020/1. The actual fee is based on the declared land value and the current land value in present period of investment.)



- 地上權設定年數至少 5 年，最多 70 年。
Superficies setting years are set for a minimum of 5 years and a maximum of 70 years.
- 歡迎有用地需求者儘快聯繫，可進一步瞭解相關優惠措施。

If there is a demand, please contact us as soon as possible.
You can have more information about preferential
measures.

C. 投資聯絡窗口 Contact Information

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